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## WARRANTY DEED

012595

THIS WARRANTY DEED, made this June 21, 1991 by Simon P. Grondin of Roosevelt Avenue, Waterville, County of Kennebec, State of Maine to Richard S. Jones, Jr. and Maralyn B. Jones of 40 Roosevelt Avenue, Waterville, County of Kennebec, State of Maine.

Simon P. Grondin, in consideration of one dollar (\$1.00) and other good and valuable considerations, receipt of which is hereby acknowledged, does *give, grant, bargain, sell and convey* unto Richard S. Jones, Jr. and Maralyn B. Jones, as joint tenants, their heirs, successors and assigns, the following described premises, being a certain lot or parcel of land located on Johnson Heights, so called, in the City of Waterville, more particularly described as follows, to wit:

See Exhibit A attached hereto

To have and to hold the above-described property, together with all the privileges and appurtenances thereunto belonging, unto Buyer and Buyer's heirs, successors and assigns, forever.

And Simon P. Grondin, for himself and his heirs, executors and administrators, hereby *covenants* with Richard S. Jones, Jr. and Maralyn B. Jones, their heirs, successors and assigns, that Seller is lawfully seized in fee simple of the above-described premises; that Seller has a good right to convey such premises; that the premises are free from all encumbrances, except as listed (list any encumbrances);

That Seller and Seller's heirs, executors and administrators will forever **warrant and defend** all of the above-described property to Buyer, Buyer's heirs, successors and assigns, against every person lawfully claiming the same or any part thereof;

Witness my hand on this 21<sup>st</sup> of June 1991.

  
Simon P. Grondin

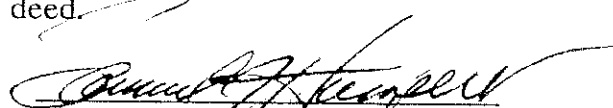
Witnesses:

  
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ACKNOWLEDGEMENT

Personally appeared the above named Simon P. Grondin and acknowledged the foregoing instrument to be his free act and deed.

Date: 6/21/91

  
Samuel J. Humpert, Notary Public



57-56

## Exhibit A

A certain lot or parcel of land located on Johnson Heights, so called, in the City of Waterville, more particularly described as follows, to wit:

Commencing at a point in the southerly right of way line of Johnson Heights, which point is also situated in the northwest corner of premises presently or formerly owned by Ernest and Ethel Smith; thence in a general westerly direction along the southerly right of way line of Johnson Heights a distance of ninety (90) feet, more or less, to the northeast corner of premises presently or formerly owned by Lloyd and Zella Cooper; thence in a general southerly direction a distance of one hundred (100) feet, more or less, to a point (the aforesaid westerly bound of the within described premises being a straight line extension of the west bound of premises now or formerly owned by Simon Grondin situated upon the northerly side of Roosevelt Avenue); thence in a general easterly direction along the northerly line of premises now or formerly of Simon Grondin a distance of Ninety (90) feet, more or less; thence in a general northerly direction along the westerly line of premises now or formerly owned by Ernest Smith a distance of one hundred (100) feet, more or less to the point of beginning.

Meaning and intending to hereby describe the second parcel of land included in a Deed from Simon and Karen Grondin to Simon Grondin, recorded October 24, 1990 in the Kennebec Registry of Deeds in Book 3820, Page 44. This premises contains portions of lots 14 and 16 of a Plan of Johnson Heights, by Harry Green, recorded in the Kennebec Registry of Deeds in Plan Book 12, page 26A.

RECEIVED KENNEBEC SS.

91 JUN 24 AM 9:00

ATTEST: *Nancy Beck*  
REGISTER OF DEEDS